| 023.0 | 0003 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 830,900 / 830,900 |
| | | | | | USE VALUE: | 830,900 / 830,900 |
| | | | | | ASSESSED: | 830,900 / 830,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 12 | | HENDERSON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VEESER CYRUS R |
| Owner 2: | VEESER LILIAN J |
| Owner 3: | |
| Street 1: | 12 HENDERSON STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | IP Y.C. JOHN/ETAL - |
| Owner 2: | IP ERENA - |
| Street 1: | 12 HENDERSON STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474-5508 |

## NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5375.000 | 365,900 | | 465,000 | 830,900 |
| Total Card | 0.123 | 365,900 | | 465,000 | 830,900 |
| Total Parcel | 0.123 | 365,900 | | 465,000 | 830,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.61 | /Parcel: 461.61

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 15101 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/21/17 |

!1896!

## PREVIOUS ASSESSMENT

Parcel ID: 023.0-0003-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 365,900 | 0 | 5,375. | 465,000 | 830,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 355,000 | 0 | 5,375. | 465,000 | 820,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 354,700 | 0 | 5,375. | 465,000 | 819,700 | 819,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 271,900 | 0 | 5,375. | 494,100 | 766,000 | 766,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 271,900 | 0 | 5,375. | 360,400 | 632,300 | 632,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 270,300 | 0 | 5,375. | 313,900 | 584,200 | 584,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 270,300 | 0 | 5,375. | 267,400 | 537,700 | 537,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 255,200 | 0 | 5,375. | 261,600 | 516,800 | 516,800 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 20:45:38 |

## LAST REV

| Date | Time |
|---|---|
| 10/28/21 | 10:50:22 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1896

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| IP Y.C. JOHN/ET | 30680-543 | | 9/22/1999 | | 329,000 | No | No | | |
| VIOLA LOUIS/ETA | 25675-166 | | 9/22/1995 | | 190,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 15101 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/10/2021 | 1219 | Porch | 15,000 | C | | | | |
| 1/31/2017 | 104 | Solar Pa | 1,000 | C | | | | |
| 9/19/2016 | 1151 | Insulate | 27,000 | | | | | repair water damag |
| 7/7/2006 | 565 | Wood Dec | 6,000 | | | G8 | GR FY08 | |
| 5/18/2004 | 392 | Redo Bat | 16,000 | | | | | |
| 9/17/2003 | 781 | Re-Roof | 6,000 | | | | | |
| 12/17/1999 | 847 | Wood-Sto | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/21/2017 | MEAS&NOTICE | HS | Hanne S |
| 3/21/2005 | Permit Visit | BR | B Rossignol |
| 9/29/1999 | Meas/Inspect | 263 | PATRIOT |
| 9/14/1995 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5375 | | Sq. Ft. | Site | | 0 | 80. | 1.08 | 1 | | | | | | | | | 465,002 | | | | | | 465,000 | |

| Total AC/HA: | 0.12339 | Total SF/SM: | 5375 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 465,002 | Spl Credit | | Total: | 465,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 2 - Good | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | Average |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.29814816 |
| Const Adj.: | 1.04979002 |
| Adj $ / SQ: | 183.976 |
| Other Features: | 78500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 449524 |
| Depreciation: | 83611 |
| Depreciated Total: | 365912 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2004 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

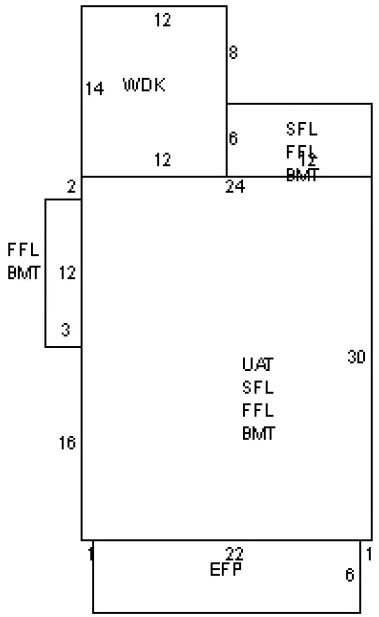
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 183.98 |
| Special Features: | 0 | Val/Su Net: | 124.97 |
| Final Total: | 365900 | Val/Su SzAd | 225.86 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 828 | 55.190 | 45,700 |
| FFL | First Floor | 828 | 183.980 | 152,332 |
| SFL | Second Floor | 792 | 183.980 | 145,709 |
| UAT | Upper Attic | 180 | 103.030 | 18,545 |
| WDK | Deck | 168 | 12.550 | 2,108 |
| EFP | Enclos Porch | 132 | 50.230 | 6,631 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,928 | | | Total: | 371,025 |
| Size Ad | 1620 | Gross Area | 3468 | FinArea | 1800 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | F | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

023.0-0003-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|